

March 17, 1993
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MEMORANDUM, City of Lodi, Public Works Department

To: City Council
City Manager
From: Public Works Director
Date: March 17, 1993
Subject: Status of Hale Park Improvements Project

The purpose of this memo is to report on the status of the Hale Park project as requested at the City Council Meeting of March 3, 1993.

The following dates highlight the critical points of this project:

3/11/92	Contract bids for project received and opened.
3/18/92	City Council awarded contract to BRCO Constructors, Inc., of Sacramento.
4/21/92	First working day for project.
5/92	BRCO and its subcontractors were clearing and grubbing the site, doing off-site concrete work and on-site grading.
6/92-8/92	Work done on the recreation building, the park lighting system, and on-site walkways.
9/92	Basketball court paved and fencing installed around the sport areas.
10/92	Recreation building completed and work started on playground equipment and irrigation system.
11/92	Minimal work done on the project.

At the end of October, BRCO Constructors submitted a request to substitute the playground chips called for in the specifications with chips supplied by another manufacturer, Artesia Sawdust. During this time, there were discussions on what benefits the City would receive with the proposed substitution. The specifications specified Fibar wood chips as the playground surfacing material. The installation of a Fibar system included additional benefits to the City, such as warranties for performance and biological degradation and a certificate of insurance in the amount of \$10,000,000 for product liability.

In reviewing BRCO's substitution, we wanted to be sure that the Artesia Sawdust product provided the same coverage as the Fibar system. A meeting was held

on January 21, 1993, with representatives from BRCO, A-1 Fence and Playground Equipment, and members of the City staff. From this meeting, it was decided that the City would accept the Artesia Sawdust product with a one-year performance warranty, a three-year biological degradation warranty, and a certificate of insurance in the amount of \$2,000,000 for product liability. The insurance coverage was not as great as the coverage provided by Fibar, but it did name the City of Lodi as an additional insured, something Fibar's certificate of insurance did not do. City Attorney McNatt advised the City accept the \$2,000,000 certificate of insurance with the City of Lodi named as an additional insured in lieu of accepting the larger certificate of insurance without the City's name. BRCO Constructors was then given permission to order the Artesia Sawdust playground chips and have it installed. This installation started Friday, January 29, 1993, and was completed February 10, 1993.

A question was also raised at the January 6, 1993, Council Meeting regarding working days and how they are established. It is standard practice to start counting working days 15 days after the Mayor signs the contract. Working days are not assessed for weekends, holidays, and inclement weather. If the contractor does additional work not included in the original scope of work, he is issued a change order and given added time for the new work. BRCO's working day statement originally showed a completion date of October 15, 1992. This date took into account all weekends and holidays between the first working day and the 120 working days allowed in the contract. Because of time added from change orders and non-working days caused by weather, the completion date for the park was extended to February 1, 1993.

Recent Work Done in Hale Park:

1/29/93	Wood chips delivered to Park. Geotextile fabric placed in the playground and par course areas.
2/1-2/10/93	Wood chips spread.
2/3-2/5/93	BRCO's subcontractor, Restroom Facilities, addressed punch list items in the recreation building.
2/11/93	Park sign and mowstrip installed at the corner of Elm Street and Stockton Street.

On Monday, March 8, 1993, BRCO and the City met in the Park to discuss change order items and the project schedule for the remainder of the construction. The status of the fencing was also discussed to see whether it could be removed or relocated to allow the use of the playground equipment. BRCO didn't want to relocate the fence if their landscaper would have his work completed within a couple of weeks.

BRCO's schedule at the time of the March 8 meeting was to have the Park weeds sprayed on Thursday, March 11, and the landscaper starting work on Monday, March 15. The herbicide applicator was not able to spray the weeds until Saturday, March 13, and the landscaper is now waiting for the chemicals to take effect before he starts his work. This normally takes five to seven days.

The landscaper now feels that the fence should be in place for at least three weeks after seeding to allow the seeds to germinate. BRCO has indicated that one fence panel could be removed to allow the public use of the playground. A sign would also be posted to notify the public that the playground equipment is available for use but that the Park would be closed again if pedestrian traffic on the turf areas causes a problem for the landscaper.

The contractor's schedule for the completion of the project is as follows:

3/13/93	Spraying of weeds completed.
3/22-3/26/93	Prepare soil and seed.
4/16/93	Remove fence.
5/5/93	Council accepts project. (At the time of acceptance, the City will still retain 10% of the contract amount which includes money for landscape maintenance.)
7/16/93	End of 90-day maintenance period.



Jack L. Fonsko
Public Works Director

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Attachment

cc: Parks and Recreation Director
Community Development Block Grant Coordinator
Virginia Lahr
Tony Canton
BRCO Constructors, Inc